NEWPORT BEACH ZONING ADMINISTRATOR MINUTES Council Chambers – 3300 Newport Boulevard Wednesday, April 11, 2012 REGULAR HEARING 3:30 p.m.

1. CALL TO ORDER – The meeting was called to order at 3:35 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator

Benjamin M. Zdeba, Planning Technician

2. MINUTES of March 28, 2012

Action: Approved as amended.

3. PUBLIC HEARING ITEMS

ITEM NO. 1 Nguyen Residence Parking Modification No. MD2012-006 (PA2012-023)
129 24th Street CD #1

Benjamin M. Zdeba, Planning Technician, gave a brief overview of the application for a Modification Permit to allow deviation from the residential parking requirements for a single-unit dwelling. The Zoning Code requires a two-car garage with a minimum clear interior parking area of 17 feet, 6 inches by 19 feet deep for a lot less than 30 feet in width. Since the subject lot narrows from 23 feet, 9 inches at the alley to nearly 20 feet in the front, the resulting buildable width does not provide enough room for the applicant to construct a two-car garage with the required minimum width. The request entails the use of a covered carport area to count towards the two-car garage parking requirements for a single-unit dwelling. Chapter 20.52 of the Zoning Code states that a Modification Permit can be obtained for deviations from parking standards such as size or location of parking spaces, access to parking spaces, and landscaping within parking areas.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

The Zoning Administrator noted that the proposed carport area is the least obtrusive design for the practical difficulties associated with the lot, agreed with the facts in support of the findings in the draft resolution, and moved to approve the application by adopting the draft resolution.

Action: Approved.

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

None.

ADJOURNMENT – The hearing was adjourned at 3:45 p.m.

The agenda for the Regular Hearing was posted on April 3, 2012, at 2:30 p.m. on the City Hall Bulletin Board located outside of the City of Newport Beach Administration Building.

Brenda Wisneski, AICP, Zoning Administrator